



X	Gary Weber	X	Christian D'Emilia (VC)	X	Victoria Everich (T)
X	Jim Baross (C)	X	Scott Kessler		John Veneklasen (S)
X	Linda Case	X	Mark Lawler	X	Taylor Everich
X	Gautam Dey	X	Nancy Lawler	X	Jessica Ricciuti
X	Alberto Foglia	X	Dan Soderberg		

Minutes for Tuesday, October 5, 2021, 6:00pm until approx. 8:00pm

Participation is by teleconference during this Pandemic; **no in-person meeting.**

<https://us02web.zoom.us/j/87455852530?pwd=Z2RiQXNseWgzS0ZWWWhQTlhKdS9jUT09>

Meeting ID: 874 5585 2530 Passcode: 078958

6:00 Call to Order – MEETING AUDIO, CHAT, AND VIDEO WILL BE RECORDED

1. Introductions of planning group members. All attendees are encouraged, but not required, to type their name and contact information in “Chat” or, if participating by telephone to, introduce themselves verbally.
2. Agenda Setting/modifications (*Note: items may be addressed out of listed order*)
 - a. Jim: Called for any additions
 - b. Gary: wants to confirm that redistricting will be discussed
 - c. Jim: **will put it on the agenda for next month so that we may consider potential recommendations for district changes**
 - d. Jim: **will add to the discussion the need to find a new Secretary since John must resign.**
3. Approval of previous meeting minutes as sent via email – Secretary/John
 - a. Victoria: Iterates that there are no Minutes for September since there was no quorum and no formal meeting could be held.
4. Treasurer’s Report – Treasurer/Victoria
 - a. Victoria: **Account has \$2,085.99. We still have the full \$500 of reimbursements from the city, available until June of 2022.**

6:10 Public Comment regarding NH land use & related community issues

5. Non-agenda public comments; limited to two minutes for each subject.
 - a. Frances: Comments that going from East to West on Adams Avenue there are several adjacent segments which have shared history and characteristics. A proposed District 9 would include these connected neighborhoods. She voices her support for this change and will share maps showing the current district as well as the one she proposes.
 - b. Jim: Will include redistricting as a formal conversation for next month’s meeting.
 - c. Scott: AABA plans to discuss redistricting at their November Board meeting. They didn’t have a quorum at their October meeting. He mentions that there is another proposal that would split Normal Heights along 35th Street.
 - d. Gary: Discussed another proposed district map that splits Normal Heights among several districts. He supports the “Long Rectangle” proposal for a District 9 that would include all of Normal Heights and similar, adjacent neighborhoods.
6. Social Media & other communications – [will someone monitor for land-use issues? – Nextdoor, etc.?]
 - a. Stopher Vallejo (Toni Atkins):
 - i. The Legislate session ended on September 10th. the big bills he pushed were approved and signed by the governor. These include

1. SB1 - addresses climate change and sea level rise
2. SB2 - decertification of malpracticing police officers
3. SB9 - streamlines production of duplexes in residential areas
- ii. Budget: Homelessness funding - San Diego region is set to receive \$100 million, San Diego itself would receive \$27 million of this. Funds would create new departments to address homelessness
- iii. Eviction moratorium ended on the 30th of October. COVID Relief funds remain available for residential tenants, landlords, and businesses. Contact the San Diego Housing Commission to discuss process for funding.
- b. Jim: Notes that agenda item 12 will discuss land use in regards to housing in our community. Not directly related to SB9,
 - i. Stopher Vallejo (Toni Atkins): SB9 allows for up to three ADUs on qualifying residential lots. The City has policy that goes beyond this State policy e.g. affordability components and more flexible setback requirements. Agenda Item 11 may be more pertinent to City Officials.
- c. Scott: Notes that Toni Atkins picked a local business, Kensington Cafe, as small business of the year.
- d. Frances: Cites an interview of a local expert who argues that SB9 and SB10 will not reduce the price of housing in San Diego but larger housing developments in commercial and transit corridors will be more effective.
 - i. Stopher Vallejo (Toni Atkins): acknowledges that SB9 and SB10 will not individually solve the housing crisis but are pieces of the larger changes that are needed (such as high density housing in appropriate corridors). Toni Atkins and his team are proud to have supported these bills as they will promote more diverse housing options that will be more affordable to some residents while providing additional income to potentially struggling owners. The bills have protocols to prevent negligent developments, such as the owner-occupancy requirement and the exemption of historical lots. According to a study by Berkeley, SB9 would make 54,500 new units feasible in San Diego county.
 - ii. Alberto: voices support for the bill as it can support more diverse housing options throughout the community.
 - iii. Marisa: Asks- if a home is historic, is it eligible for lot split or is historical value determined at the neighborhood level?
 1. Stopher Vallejo (Toni Atkins): It is per project, so the eligibility and historical criteria would be determined at the time of a given lot split's consideration.
 2. Marisa: Asks what parking rules are included in these bills and when they go into effect.
 - a. Stopher Vallejo (Toni Atkins): It is the city's responsibility to address infrastructural need to meet these changes. In regards to timing, these laws go into effect January 1, 2022 by which time cities must adjust their policies to be in accordance with State law.

6:20 Reports

7. City, County, State, and Government Agency Representatives if present.
 - a. No other government officials present
8. Community Groups
 - a. Chair report & Community Planners Committee –
 - i. City updated “Spaces as Places” see <https://www.sandiego.gov/spaces-as-places>
 - ii. 2021 Code update proposals, 49 items. See: <https://www.sandiego.gov/planning/programs/lcd-updates>
 - b. Adams Avenue Business Association
 - i. Scott: The AABA will host a new event “Adams Avenue Alive” as a make-up for the Adams Avenue Street fair cancellation. Hosting 15 mini concerts throughout the month. At the major intersections and the Kensington Mini Park
 - ii. Scott: AABA has setup a GoFundMe page for Kim Emerson’s mural “Kaleidoscope of Butterflies”. Fundraising has gone well and they hope to raise \$50,000. Kim has already painted some utility boxes as part of the project.

- iii. Scott: The AABA is selling mini versions of the Normal Heights sign. Sales go toward the mural fundraiser.
- iv. Scott: Reminds that the AABA does maintenance along Adams Avenue, emptying 40 trash cans, plus daily graffiti and litter abatement.
- v. Scott: The Normal Heights Community Center is now open at full capacity and most recurring groups have returned.
- vi. Marisa: Heard that DiMille's is closing after 40 years, she is curious about what they will do with the space.
 - 1. Scott: Has heard rumors of what will happen with the space but is unable to confirm.
- c. El Cajon Boulevard Business Improvement Association
 - i. No Update
- d. NH Community Association and NH Urban Arts
 - i. No Update
- e. Adams "Community Recreation Advisory Group"
 - i. Victoria: These associations are trying to promote the new Grand Design Plans for Ward Canyon Park and they are interested in working with the CPG.
 - 1. Jessica permitted Victoria to pass her contact info with the the chairs of these group to coordinate marketing strategy.

7:00 Action/Decision Items (member roll call will be performed for vote recording)

9. NEW ITEM: New Secretary needed

- a. Jim: explained that John must vacate the role as he is leaving the neighborhood. John has volunteered to train the new Secretary. Please contact nhcpgchair@gmail.com or nhcpgsecretary@gmail.com for further details on the role.
- b. Jim: We could bring on a new member to the board to fill this role
- c. Board member requirements- must be a resident, worker, or homeowner in Normal Heights and have attended at least two meetings to join the board.

10. Shall the November 2021 meeting be held via [1] teleconference (per AB361 <https://openstates.org/ca/bills/20212022/AB361/>), or [2] live in-person at the NH Community Center, or [3] a combination of in-person and teleconference if feasible?

- a. Jim: The State has expanded ability for these meetings to remain on teleconference. BUT each meeting must agree on the means for conducting the next meeting.
- b. Jim: For November, shall a) we meet via teleconference, b) meet in person, c) attempt a hybrid?**
- c. *[Scott: notes that the Community Center has installed excellent safety options and several other groups have successfully employed the hybrid option.]*
- d. Linda, Victoria, Cailan, Gautam, Alberto all iterate that an online component to these meetings should always be the case.
 - i. Gautam: Emphasizes that someone would need to take charge of being present for the in-person meeting and manage the digital communications. Until that challenge is resolved we should remain fully teleconferenced.
- e. Jim: Would like to put together a volunteer group to develop the hybrid setup
 - i. Scott: At a meeting today, he had a staff member manage the hybrid system for one of the meetings in the community center. However it appears that no one would prefer to meet in-person. We probably should not meet as hybrid if there's no one attending in-person.
- f. Jim: Prompted a vote for teleconferencing November's meeting**
 - i. All supported teleconferencing for November**

11. 2021 CODE UPDATE. There are currently 36 items in this year's CODE UPDATE. Please see: <https://www.sandiego.gov/planning/programs/ldc-updates> (CPC opposed reductions to storage requirements)

- a. Jim: The CPG may oppose any of these items. If anyone has recommendations for items that we would like to oppose we can discuss now, assign a working group to investigate, or include this discussion for a later agenda

12. Shall NHCPG support petition of Neighbors for a Better San Diego (NFABSD) regarding update of the City's laws regarding Auxiliary Dwelling Units (ADU)? See <https://www.neighborsforabettersandiego.org/> to be shown at Oct meeting.

- a. Jim: the NFABSD argues that the City's ADU policies go beyond that which is required by the City and that potential new developments could impact neighborhoods' character and local property values. *For those unable to see the screen, Jim read through the NFABSD's presentation slides to the group which can be found at the link above.*
 - i. Frances: Notes that the Petition asks for a Moratorium on San Diego Zoning Changes in Transit Priority Areas (TPAs). Continues to explain that these proposed changes do not address the infrastructural needs for the increase of housing such as additional parking
 - 1. Gautam and Alberto counter-argue that since these changes are geared to TPAs, it is expected that fewer residents will have or need a car.
 - ii. Jim: Asks- shall we sign the petition? Each member may sign (or not) on their own and contact their city councilmembers. The question at-hand is whether or not we endorse NFABSD's petition as is.
 - 1. *Jim went to each board member, as well as community participants, and prompted them to state their opinion*
 - a. Victoria- Cites that NFABSD's slides seem poorly researched and the statements are poorly supported
 - b. Daniel- Believes that these projects would have huge impacts and letting developers off the hook is wrong
 - c. Alberto- Notes that single-family developments have a more severe impact on infrastructure. Further cited that that NFABSD's motivations do not appear transparent. Finally, the petition's prompt for more research seems unnecessary since the government has likely put substantial research
 - d. Gary- argues that the city is no longer inclusive to the communities' wishes. He has no issues with more ADUs and densification, but the City's "anything goes" proposal is not proper planning
 - e. Francis- reiterated the local expert, a Ph. D from USD argued that SB9 and SB10 will do little for housing affordability and that the more effective solution is greater density in existing transit and commercial corridors
 - f. Scott- thinks the petition is imperfect but is overall supportive. Sees density as the wrong approach but should instead improve the public transit. The city's inability to get transit right shows that they are not able to research such issues effectively. Already dense areas like Normal Heights are severely lacking in transit and parks given the population, but are pushing for more density.
 - g. Christian- thinks that the petition does not quite meet the CPG's concerns and the Normal Heights should establish its own position on the issue since NFABSD's motivation appears questionable
 - iii. **M/S: Daniel/Linda: Motions to sign the petition as a CPG**
 - 1. **Aye: Gary Weber, Linda Case, Scott Kessler, Daniel Soderberg**
 - 2. **Nay: Gautam Day, Alberto FOglia, Christian D'Emilia, Mark Lawler, Nancy Lawler, Victoria Everich, Taylor Everich, Jessica Ricciuti**
 - 3. **Motion fails.**
13. Proposal for how the NHCPG might expand public information, outreach, and participation – Jessica
- a. Jessica: Overall would like to consider putting out our current flyer at libraries, businesses, community center, and events. The existing flyer would be supplemented by a QR Code
 - i. Cailan: recommends posting Community Meeting on local marquis.
 - ii. Scott: argues that these weren't successful in the past
 - iii. Jim: Proposes a working group with Jessica, Kallen, Marisa, and Scott to work with local businesses, community spots, and major events to present our flyers and promote our meetings
 - iv. Jim: Iterates that attendance at these meetings is important because it leads to better debate, decisions, and improve our clout with the City.

7:40 Standing Committees, Working Groups, & Pending Issue Reports

14. Transportation Group – needs lead

- a. No update

15. Parks & Trail Development – Gary, Linda, John, Jess, and Christian

a. No update

16. Undergrounding – needs lead (recent SDG&E contract renewal may restart project)

a. No update

17. PR-Outreach Programs – Jessica

a. No update

18. Historic Property Reviews – Dan

a. No update

7:50 Discussion/Information Items, other

19. Jim: before next meeting, consider taking on the role of Secretary

20. Jim: November will be teleconference as agreed

8:00 Adjournment

21. M/S: Gautam/Linda: Adjournment

a. **None opposed**